NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Producers 88 (4-89) — Paid Up With 640 Acres Pooling Provision GTANDARD LEASE v.5

PAID UP OIL AND GAS LEASE (No Surface Use)

THIS LEASE AGREEMENT is made this	, 2008, by and between	
Olivia Esquiver Mata a widow		
whose addresss is 136 Fast Drurgeon Street,	Texas 75201, as Lessee. All printed portions of this lease were prepared by the party	
hereinabove named as Lessee, but all other provisions (including the completion of blan	nk spaces) were prepared jointly by Lessor and Lessee.	
1. In consideration of a cash bonus in hand paid and the covenants herein contained, Lessor hereby grants, leases and lets exclusively to Lessee the following described land, hereinafter called leased premises:		
.) 75 ACRES OF LAND, MORE OR LESS, BEING LOT(S)		
OUT OF THE Southland Terrace	ADDITION, AN ADDITION TO THE CITY OF	
	TY, TEXAS, ACCORDING TO THAT CERTAIN PLAT RECORDED OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.	
in the County of Tarrant. State of TEXAS, containing, 175 gross acres, more or less (including any interests therein which Lessor may hereafter acquire by reversion, prescription or otherwise), for the purpose of exploring for, developing, producing and marketing oil and gas, atong with all hydrocarbon and non hydrocarbon substances produced in association therewith (including geophysical/seismic operations). The term "gas" as used herein includes helium, carbon dioxide and other commercial gases, as well as hydrocarbon gases. In addition to the above-described leased premises, this lease also covers accretions and any small strips or parcels of land now or hereafter owned by Lessor which are contiguous or adjacent to the above-described leased premises, and, in consideration of the aforementioned cash bonus, Lessor agrees to execute at Lessee's request any additional or supplemental instruments for a more complete or accurate description of the land so covered. For the purpose of determining the amount of any shut-in royalties hereunder, the number of gross acres above specified shall be deemed correct, whether actually more or less.		
 This lease, which is a "paid-up" lease requiring no rentals, shall be in force fo as long thereafter as oil or gas or other substances covered hereby are produced in pa otherwise maintained in effect pursuant to the provisions hereof. 	r a primary term of <u>Five</u> (<u>'</u>) years from the date hereof, and for sying quantities from the leased premises or from lands pooled therewith or this lease is	
as Royalties on oil, gas and other substances produced and saved hersunder; separated at Lessee's separator facilities, the royalty shall be Delay 1. Lessor at the wellhead or to Lessor's credit at the oil purchaser's transportation facilities the wellhead market price then prevailing in the same field (or if there is no such propagating pipes) for production of similar grade and gravity. (b) for gas (including prevailing pipes) for production at the prevailing pipes for production at the prevailing wellhead market then prevailing in the same field, then in the nearest field in which there is such a prearest preceding date as the date on which Lessee commences its purchases hereur the leased premises or lands pooled therewith are capable of either producing oil or grading the producition of the producing in paying quantities for the purpose of maintaining this lease. If for a per being sold by Lessee, then Lessee shall pay shut-in oryally of one dollar per acre the depository designated below, on or before the end of said 90-day period and thereafte are shut-in or production there from is not being sold by Lessee; provided that if the Lessee from another well or wells on the leased premises or lands pooled therewith, of such operations or production. Lessee's failure to property pay shut-in royalty shall. 4. All shut-in royalty payments under this lease shall be paid or lendered to Les be Lessor's depository agent for receiving payments regardless of changes in the own draft and such payments or tenders to Lessor or to the depository by deposit in the U address known to Lessee shall constitute proper payment. If the depository should lie payment hereunder, Lessor shall, at Lessee's request, deliver to Lessee a proper reco 5. Except as provided for in Paragraph 8 or the action of any governmental auth on the leased premises or lands pooled therewith, or if all production (whether or not in paying quantities from the leased premises or lands pooled therewith or the leased premises or lands pooled therewith or th	isor or to Lessor's credit in <u>at lessor's address above</u> or its successors, which shall earship of said tand. All payments or tenders may be made in currency, or by check or by S Mails in a stamped envelope addressed to the depository or to the Lessor at the last guidate or be succeeded by another institution, or for any reason fail or refuse to accept dable instrument naming another institution as depository agent to receive payments, incapable of producing in paying quantities (hereinafter called "dry hole") on the leased antities) permanently ceases from any cause, including a revision of unit boundaries ority, then in the event this lease is not otherwise being maintained in force it shall no gwell or for drilling an additional well or for otherwise obtaining or restoring production perations on such dry hole or within 90 days after such cessation of all production. If at sing maintained in force but Lessee is then engaged in drilling, reworking or any other shall remain in force so long as any one or more of such operations are prosecuted with the production of oil or gas or other substances covered hereby, as long thereafter as rewith. After completion of a well capable of producing in paying quantities hereunder, that as a reasonably prudent operator would drill under the same or similar circumstances trying quantities on the leased premises or lands pooled therewith, or (b) to protect the lands not pooled therewith. There shall be no covenant to drill exploratory wells or any or or or after the commencement of production, whenever Lessee deems it necessary or or ont similar pooling authority exists with respect to such other lands or interests. The not exceed 80 acres plus a maximum acreage tolerance of 10%, and for a gas well or no repermitted by any governmental authority having jurisdiction to do so. For the purpose of producing conditions using standard lease separator facilities or equivalent testing orizontal component of the gross completion interval in facilities or equivalent testing contant c	

8. The interest of either Lessor or Lessee hereunder may be assigned, devised or otherwise transferred in whole or in part, by area and/or by depth or zone, and the .8. The interest of either Lessor or Lessee hereunder may be assigned, devised or otherwise transferred in whole or in part, by area and/or by depth or zone, and the rights and obligations of the parties hereunder shall extend to their respective heirs, devisees, executors, administrators, successors and assigns. No change in Lessor's ownership shall have the effect of reducing the rights or enlarging the obligations of Lessee hereunder, and no change in ownership shall be binding on Lessee until 60 days after Lessee has been furnished the original or certified or duly authenticated copies of the documents establishing such change of ownership to the satisfaction of Lessee or until Lessor has satisfied the notification requirements contained in Lessee's usual form of division order. In the event of the death of any person entitled to shut-in royalties hereunder, Lessee may pay or tender such shut-in royalties to the credit of decedent or decedent's estate in the depository designated above. If at any time two or more persons are entitled to shut-in royalties hereunder, Lessee may pay or tender such shut-in royalties to such persons or to their credit in the depository, either jointly or separately in proportion to the interest which each owns. If Lessee transfers its interest hereunder in whole or in part Lessee shall be relieved of all obligations thereafter arising with respect to the transferred interest shall not affect the rights of separately in proportion to the interest which each owns. It Lessee transfers its interest hereunder in whole or in part Lessee shall be relieved of all obligations thereafter arising with respect to the transferred interest, and failure of the transferree to satisfy such obligations with respect to the transferred interest shall not affect the rights of Lessee with respect to any interest not so transferred. If Lessee transfers a full or undivided interest in all or any portion of the area covered by this lease then held by each.

9. Lessee may, at any time and from time to time, deliver to Lessor or file of record a written release of this lease as to a full or undivided interest in all or any portion of the area covered by this lease or any depths or zones there under, and shall thereupon be relieved of all obligations thereafter arising with respect to the interest so released. If Lessee releases all or an undivided interest in less than all of the area covered hereby, Lessee's obligation to pay or tender shut-in royalties shall be proportionately reduced in accordance with the net accesses interest retained thereunder.

If Lessee releases all or an undivided interest in less than all of the area covered hereby, Lessee's obligation to pay or tender shut-in royalties shall be proportionately reduced in accordance with the net acreage interest retained hereunder.

10. In exploring for, developing, producing and marketing oil, gas and other substances covered hereby on the leased premises or lands pooled or unitized herewith, in primary and/or enhanced recovery, Lessee shall have the right of ingress and egress along with the right to conduct such operations on the leased premises as may be reasonably necessary for such purposes, including but not limited to geophysical operations, the drilling of wells, and the construction and use of roads, canals, pipelines, tanks, water wells, disposal wells, injection wells, pits, electric and telephone lines, power stations, and other facilities deemed necessary by Lessee to discover, produce, store, treat and/or transport production. Lessee may use in such operations, free of cost, any oil, gas, water and/or other substances produced on the leased premises, except water from Lessor's wells or ponds. In exploring, developing, producing or marketing from the leased premises or lands pooled therewith, the ancillary rights granted herein shall apply (a) to the entire leased premises described in Paragraph 1 above, notwithstanding any partial release or other partial termination of this lease; and (b) to any other lands in which Lessor now or hereafter has authority to grant such rights in the vicinity of the leased promises or lands pooled therewith. When requested by Lessor in the leased promises or lands pooled the provision by the provision by the leased promises or other partial termination of this lease; and (b) to any other lands in which Lessor now or hereafter has authority to grant such rights in the vicinity of the leased promises or other partial releases or other partial releases or other partial releases or other partial releases. therein shall apply (a) to the entire leased premises described in Paragraph 1 above, notwithstanding any partial release or other partial termination of unit lease, and (b) to any other lands in which Lessor now or hereafter has authority to grant such rights in the vicinity of the leased premises or lands pooled therewith. When requested by Lessor in writing, Lessee shall bury its pipelines below ordinary plow depth on cultivated lands. No well shall be located less than 200 feet from any house or barn now on the leased premises or other lands used by Lessee hereunder, without Lessor's consent, and Lessee shall pay for damage caused by its operations to buildings and other improvements now on the leased premises or such other lands, and to commercial timber and growing crops thereon. Lessee shall have the right at any time to remove its fixtures,

premises or other lands used by Lessee hereunder, without Lessor's consent, and Lessee shall pay for damage caused by its operations to buildings and other improvements now on the leased premises or such other lands, and to commercial timber and growing crops thereon. Lessee shall have the right at any time to remove its fixtures, equipment and materials, including well casing, from the leased premises or such other lands during the term of this lease or within a reasonable time thereafter.

11. Lessee's obligations under this lease, whether express or implied, shall be subject to all applicable laws, rules, regulations and orders of any governmental authority having jurisdiction including restrictions on the drilling and production of wells, and the price of oil, gas, and other substances covered hereby. When drilling, reworking, production or other operations are prevented or delayed by such laws, rules, regulations or orders, or by inability to obtain necessary permits, equipment, services, material, water, electricity, fuel, access or easements, or by fire, flood, adverse weather conditions, war, sabotage, rebellion, insurrection, riot, strike or labor disputes, or by inability to obtain a satisfactory market for production or failure of purchasers or carriers to take or transport such provention or delay shell be added to the term hereof

obtain a satisfactory market for production or failure of purchasers or carriers to take or transport such production, or by any other cause not reasonably within Lessee's control, this lease shall not terminate because of such prevention or delay, and at Lessee's option, the period of such prevention or delay shall be added to the term hereof. Lessee shall not be liable for breach of any express or implied covenants of this lease when drilling, production or other operations are so prevented, delayed or interrupted.

12. In the event that Lessor, during the primary term of this lease, receives a bona fide offer which Lessor is willing to accept from any party offering to purchase from Lessor a lease covering any or all of the substances covered by this lease and covering all or a portion of the land described herein, with the lease becoming effective upon expiration of this lease, Lessor hereby agrees to notify Lessee in writing of said offer immediately, including in the notice the name and address of the offeror, the price offered and all other pertinent terms and conditions of the offer. Lessee, for a period of fifteen days after receipt of the notice, shall have the prior and preferred right and option to purchase the lease or part thereof or interest therein, covered by the offer at the price and according to the terms and conditions specified in the offer.

13. No litigation shall be initiated by Lessor with respect to any breach or default by Lessee hereunder, for a period of at least 90 days after Lessor has given Lessee written notice fully describing the breach or default, and then only if Lessee fails to remedy the breach or default, within such period. In the event the matter is litigated and there is a final judicial determination to remedy the breach or default and Lessee fails to do so.

time after said judicial determination to remedy the breach or default and Lessee fails to do so.

14. For the same consideration recited above, Lessor hereby grants, assigns and conveys unto Lessee, its successors and assigns, a perpetual subsurface well bore easement under and through the leased premises for the placement of well bores (along routes selected by Lessee) from oil or gas wells the surface locations of which are situated on other tracts of land and which are not intended to develop the leased premises or lands pooled therewith and from which Lessor shall have no right to royalty or other benefit. Such subsurface well bore easements shall run with the land and survive any termination of this lease.

15. Lessor hereby warrants and agrees to defend title conveyed to Lessee hereunder, and agrees that Lessee at Lessee's option may pay and discharge any taxes, morigages or liens existing, levied or assessed on or against the leased premises. If Lessee exercises such option, Lessee shall be subrogated to the rights of the party to whom payment is made, and, in addition to its other rights, may reimburse itself out of any royalties or shut-n royalties otherwise payable to Lessor hereunder. In the event Lessee is made aware of any claim inconsistent with Lessor's title, Lessee may suspend the payment of royalties and shut-in royalties hereunder, without interest, until Lessee has been furnished satisfactory evidence that such claim has been resolved.

16. Notwithstanding anything contained to the contrary in this lease, Lessee shall not have any rights to use the surface of the leased premises for drilling or other

17. This lease may be executed in counterparts, each of which is deemed an original and all of which only constitute one original.

DISCLAIMER OF REPRESENTATIONS: Lessor acknowledges that oil and gas lease payments, in the form of rental, bonus and royalty, are market sensitive and may vary depending on multiple factors and that this Lease is the product of good faith negotiations. Lessor understands that these lease payments and terms are final and that Lessor entered into this lease without duress or undue influence. Lessor recognizes that lease values could go up or down depending on market conditions. Lessor acknowledges that no representations or assurances were made in the negotiation of this lease that Lessor would get the highest price or different terms depending on future market conditions. Neither party to this lease will seek to alter the terms of this transaction based upon any differing terms which Lessee has or may negotiate with any other lessors/oil and gas owners.

IN WITNESS WHEREOF, this lease is executed to be effective as of the date first written above, but upon execution shall be binding on the signatory and the signers, devisees, executors, administrators, successors and assigns, whether or not this lease has been executed by all parties hereinabove named as Lessor.	
LESSOR (WHETHER ONE OR MORE)	
Olivia Esquiver Mata	
By: Dlivia Esquivel Mata	Ву:
	KNOWLEDGMENT
STATE OF 14 KGS COUNTY OF TAI VANT This instrument was acknowledged before me on the 18th by: 11/11/14 ES9 W UC MATA, A WILDOW	day of <u>December</u> , 2008,
MARIA MUNOZ PADILLA Notary Public, State of Texas	Maria My Rudilla Notary Public, State of Texas Notary's name (printed):
My Commission Expires October 05, 2011	Notary's commission expires:
STATE OF	
COUNTY OF This instrument was acknowledged before me on the by:	
by:	
	

otary Public. S Notary's name (printed):



DALE RESOURCES LLC 2100 ROSS AVE STE 1870 LB-9

DALLAS

TX 75201

Submitter: DALE RESOURCES LLC

SUZANNE HENDERSON TARRANT COUNTY CLERK TARRANT COUNTY COURTHOUSE 100 WEST WEATHERFORD FORT WORTH, TX 76196-0401

<u>DO NOT DESTROY</u> WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration:

12/23/2008 08:08 AM

Instrument #:

D208463354

LSE

3 PGS

\$20.00

By:

D208463354

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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